



December 5, 2014

Mr. Frank Biba
Chief, Environmental Programs
DNEP - City of Annapolis
145 Gorman Street, 3rd Floor
Annapolis, Maryland 21401

P&Z File No. PLD 2014
Project: Annapolis Townes at Neal Farm

Dear Mr. Biba:

This letter is written as supporting evidence to the letter prepared by Michael J. Klebasko, P.W.S. dated November 19, 2014 regarding the impact on certain forest stands at Annapolis Townes at Neal Farm.

My firm, Bay Engineering, Inc., has been the project engineer since the beginning of the Annexation process for this property nearly three years ago. During the Annexation process, the developer proposed a very dense 159-unit multifamily rental product for this site. The Annexation was approved with this product type however, during this process, the community expressed strong reservations - specifically regarding the high density of multifamily and that the units would be rentals rather than owned by the residents.

The current developer, Williamsburg Group, LLC, together with Whitehall Development, LLC, is proposing 50 for sale townhomes which result in a significantly reduced density for the site. This plan has been well-received by the community and Alderwoman Rhonda Pindell Charles. Please see attached Community Support Letter dated November 10, 2104.

This new townhouse plan respects the Conservation Easement shown on the approved Annexation Plan. Through the efforts of the developer, their architect Don Taylor, and ourselves, we have managed to avoid developing nearly all of the forested areas on the plan as shown on the approved FDP. We are, however, unable to avoid grading, and thus impacting, a portion of Stands A, B-1, B-2 and D. In order to accomplish adequate parking, adequate access for private and emergency vehicles, stormwater management, stormwater outfall and an efficient overall community layout, the proposed impacts to these stands are unavoidable. Please also note that the impacts to Stands A, B-1, B-2 and D have been reduced by 0.37 acres since the initial site plan that we presented to the Annapolis Planning Commission work session held on October 2, 2014. This reduction in impacts was accomplished in conjunction with addressing several other site design concerns expressed by the Planning Commission at the work session. For informational purposes I have provided a Forest Stand Disturbance Comparison Table summarizing the increase in forest retention from the original annexation plan.

As noted in Mr. Klebasko's letter with regard to these impacted areas, the quality of the vegetation is marginal, many of the trees have been downgraded in quality and there are no specimen trees. Finally, the developer is proposing a three year management plan by Bartlett Tree Experts that will deal with invasive plants.

We respectfully request approval of this Preliminary Forest Conservation Plan.

Sincerely,
BAY ENGINEERING, INC.



Terry Schuman

Cc: Bruce Harvey, Williamsburg Group, LLC
Eliot Powell, Whitehall Development, LLC
David Plott, Linowes and Blocher
Michael Klebasko, Klebasko and Associates

Forest Stand Disturbance Comparison Table

	Previous Layout	Current Layout	Difference
Total LOD	173,719.37 sq.ft.	157,928.74 sq.ft.	15,790.63 sq.ft.
Forest Stand Disturbance			
Area A	17,003.55 sq.ft.	6,181.93 sq.ft.	10,821.62 sq.ft.
Area B-1	15,257.73 sq.ft.	13,661.52 sq.ft.	1,596.21 sq.ft.
Area B-2	2,128.74 sq.ft.	1,236.74 sq.ft.	892.00 sq.ft.
Area C-1	235.37 sq.ft.	630.01 sq.ft.	-394.64 sq.ft.
Area D	7,007.00 sq.ft.	3,661.11 sq.ft.	3,345.89 sq.ft.
Total	41,632.39 sq.ft.	25,371.31 sq.ft.	16,261.08 sq.ft.
Total Acres	0.96 ac.	0.58 ac.	0.37 ac.

Note: Previous Layout at time of Annexation Agreement. Totals include both building envelope and stormwater management.